HYDROLOGY

F21/D39

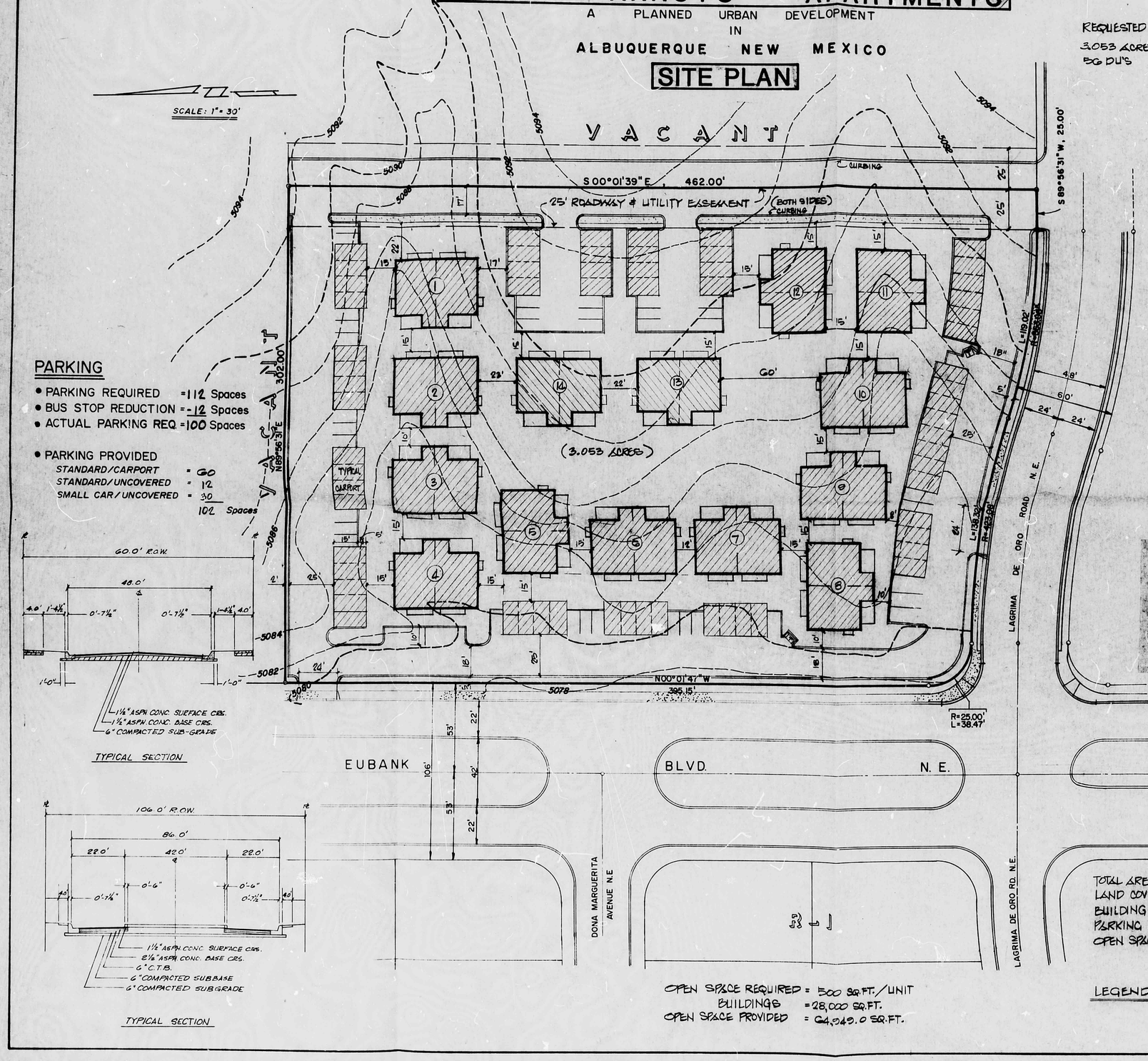
ONE PLAN

PARK ARROYO APARTMENTS

A PLANNED URBAN DEVELOPMENT
IN
ALBUQUERQUE NEW MEXICO

SITE PLAN

SCALE: 1" = 30'



PARKING

- PARKING REQUIRED = 112 Spaces
- BUS STOP REDUCTION = -12 Spaces
- ACTUAL PARKING REQ = 100 Spaces
- PARKING PROVIDED
  - STANDARD/CARPORT = 60
  - STANDARD/UNCOVERED = 12
  - SMALL CAR/UNCOVERED = 30
  - 102 Spaces

TYPICAL SECTION

TYPICAL SECTION

REQUESTED ZONE: SU-1 FOR PRD
3.053 ACRES
30 DU'S

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE SW ¼ OF SECTION 33, T 11 N, R 4 E, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; BEING AND COMPRISING THE WESTERLY 25.0' OF THE S½ NE¼ NW¼ SW¼ SW¼ OF SAID SECTION 33, AND LOTS NUMBERED SEVENTEEN (17) AND THIRTY-THREE (33), AND A WESTERLY PORTION OF TRACT LETTERED "A" OF THE EUBANK ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 22, 1981, (BK. C18,187).

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID NORTHWEST CORNER BEING A POINT ON THE EASTERLY LINE OF EUBANK BLVD. N.E., AND ALSO BEING COMMON TO THE NORTHWEST CORNER OF AFOREMENTIONED LOT NUMBERED SEVENTEEN (17); THENCE, LEAVING SAID POINT OF BEGINNING,

N 89°56'31" E, 302.00 FEET DISTANCE TO A POINT BEING COMMON TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE,

S 00°01'39" E, 462.00 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, (A POINT ON THE NORTHERLY LINE OF LAGRIMA DE ORO ROAD N.E.); THENCE,

S 89°56'31" W, 25.00 FEET DISTANCE ALONG THE NORTHERLY LINE OF SAID LAGRIMA DE ORO ROAD N.E. TO A POINT OF CURVATURE; THENCE,

NORTHWESTERLY, 119.02 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 363.00 FEET AND A DELTA ANGLE OF 18°46'44") TO A POINT OF REVERSE CURVATURE; THENCE,

NORTHWESTERLY, 138.67 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 423.00 FEET AND A DELTA ANGLE OF 18°46'44") TO A POINT OF REVERSE CURVATURE; THENCE,

NORTHWESTERLY, 38.47 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 90°01'42") TO A POINT OF TANGENCY ON THE AFOREMENTIONED EASTERLY LINE OF EUBANK BLVD. N.E.; THENCE,

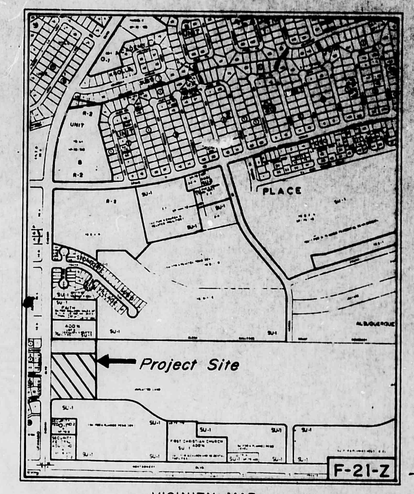
N 00°01'47" W, 395.15 FEET DISTANCE ALONG THE EASTERLY LINE OF SAID EUBANK BLVD. N.E. TO THE NORTHWEST CORNER, THE POINT AND PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED, AND CONTAINING 132,995.280 SQUARE FEET, (3.053 ACRES), MORE OR LESS.

NOTE: THE ABOVE LEGAL DESCRIPTION OF LAND WAS PREPARED FROM DATA SHOWN ON THE ABOVE REFERENCED PLAT OF RECORD, AND IS SUBJECT TO AN ACTUAL FIELD SURVEY AND EASEMENTS OF RECORD (IF ANY) WITHIN THE SUBJECT PREMISES.

APPROVALS:

TRAFFIC ENGINEER	DATE
CITY ENGINEER	DATE
AMAFCA	DATE
PLANNER DIRECTOR	DATE

Check for OK



VICINITY MAP
NO SCALE

-D39

(1) F21/D39

TOTAL AREA = 130,949.280 SQ.FT.
LAND COVERAGE:
BUILDING : - 28,000.0 SQ.FT.
PARKING etc. - 38,000.0 SQ.FT.
OPEN SPACE = 64,949.0 SQ.FT.

OPEN SPACE REQUIRED = 500 SQ.FT./UNIT
BUILDINGS = 28,000 SQ.FT.
OPEN SPACE PROVIDED = 64,949.0 SQ.FT.

LEGEND:
T = TRASH CONTAINER

Prepared by
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